



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300010255				No Image On File									
Parcel ID	0000-34-28N-22W-4-001-00													
Cadastral ID	0000-28N-22W-34-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	24443													
J & H BUFFALO RUN, LLC														
4664 LIVINGSTON AVE DALLAS TX 75209-														
Parcel Location														
Situs	3428N22W41													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	34 / 28 / 22 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.82810435 -99.55559719														
Building Permits														
SEC 34-28-22 W2SE4 BOOK 775 PAGE 164														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					775/164	MERRITT, THOMAS O. JR. LIFE-ESTA	03/13/2023	160,000	18					
					754/726	HOLCOMB, BETTY J, LIFE EST.	09/09/2020	0	04					
					/	HOLCOMB, BETTY JOAN (LIFE EST)								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2024	Land Value	5,279	5,279	12%	633	Assessed	633	49.84					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	5,279	5,279		633	Total Taxable	633	50.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300010255	J & H BUFFALO RUN, LLC	102	5,279	0	633	50.00							
2024	2024-300010255	J & H BUFFALO RUN, LLC	102	5,279	0	633	52.00							
2023	2023-300010255	J & H BUFFALO RUN, LLC	102	5,279	0	520	43.00							
2022	2022-300010255	MERRITT, THOMAS O. JR. LIFE ESTATE	102	4,208	0	505	42.00							
2021	2021-300010255	MERRITT, THOMAS O. JR. LIFE ESTATE	102	4,208	0	505	42.00							
2020	2020-300010255	MERRITT, THOMAS O. JR. LIFE ESTATE	102	4,208	0	505	42.00							
2019	2019-0010255	HOLCOMB, BETTY JOAN (LIFE EST)	102	4,208		505	42.00							
2018	2018-0010255	HOLCOMB, BETTY JOAN (LIFE EST)	102	4,208		505	42.00							
2017	2017-0010255	HOLCOMB, BETTY JOAN (LIFE EST)	102	4,208		505	42.00							
2016	2016-0010255	HOLCOMB, BETTY JOAN (LIFE EST)	102	4,208		505	43.00							
2015	2015-0010255	HOLCOMB, BETTY JOAN (LIFE EST)	102	4,208		505	40.00							
2014	2014-0010255	HOLCOMB, BETTY JOAN (LIFE EST)	102	4,208		505	40.00							
2013	2013-0010255	HOLCOMB, BETTY JOAN (LIFE EST)	102	4,208		505	40.00							



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Lot Data		-		Primary Image				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				GRM Approach GRM Code Gross Rent Indicated Value Multiple Regression MRA Code Adjusted R Indicated Value Direct Comparables Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 5,279 Site Improvements Total Value 5,279 0.00 Total Value Per SqFt				
Residential Data								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
Cost Approach		Manual :						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300010255

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			30.360	35	35	1,069	1,069
TE	TIVOLI-QUINLAN	NP	12			17.225	38	38	661	661
WA	WOODWARD 1-3%	NP	43			9.880	138	138	1,360	1,360
WB	WOODWARD 3-8%	NP	33			16.558	106	106	1,749	1,749
WD	WOODWARD-QUINLAN3-8%	NP	23			5.977	74	74	440	440
NP Totals						80.000			5,279	5,279
Total Agland						80.000			5,279	5,279